

Summary



PERSONALIZED HOME INSPECTIONS

*Serving Orange County and Southern
California*

Personalized Home Inspections

**325 12th st #c
Huntington Beach, CA 92648
312-731-5256**

Customer
Michael Foxworthy

Address
27953 Alaflora Drive
Rancho Palos Verdes CA 90275

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.4 Roof Drainage Systems

Repair or Replace

No gutters observed on the property. Gutters and down spouts are needed or erosion can occur to the landscaping/grading as well as cause moisture damage to the homes siding. Missing gutters can also contribute to water damage around the soffit/eaves. Recommend gutters be installed on all drainage areas of the roof structure.

2. Grounds, Grading, and Drianage

2.0 Grading Near Foundation walls

Repair or Replace

Negative grading observed around the homes perimeter due to the rear hillside and the lack of gutters. Recommend the eroded areas be filled after drainage has been installed.

2.4 Retaining Walls

Repair or Replace

(1) Separation/settlement cracks observed on the retaining wall(s). Recommend evaluation and repair by a qualified contractor.

(2) The retaining wall does not have weep holes present. Weep holes are recommended to allow proper water flow through the wall. Recommend installing weep holes every 6 to 10 feet.

(3) The furthest setback retaining wall is deteriorating. Deteriorating railroad ties observed. Recommend further evaluation by Geological engineer and/or qualified contractor.

3. Exterior

3.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) Paint failing on wood and stucco siding. Needs prep and paint at exterior.

(2) Damaged areas of exterior stucco. Moisture has penetrated the surface and created in imperfections/bubbling on the exterior siding. Recommend this area be removed and repaired by a qualified tradesmen

(3) Weep screens not visible on the homes exterior patio areas. Recommend weep screens be installed to prevent moisture from penetrating the homes foundation and interior.

3.1 Doors (Exterior)

Repair or Replace

Exterior patio door does not slide as designed. Recommend cleaning the track and/or having the door serviced to allow her to operate as designed

3.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) No hand rail observed on the exterior stairway(s). Recommend all stairways with three or more risers have a hand rail installed as a safety measure. (safety Issue)

(2) Settlement cracks observed on the rear patio surface. This is most likely due to moisture buildup and moisture a Rosian beneath the patio area. Recommend installing French drains and gutters on the home to prevent moisture from building up below the patio area.

3.8 Exterior Receptacles/Outlets

Repair or Replace

Non GFCI protected outlets observed on the properties exterior. Recommend all exterior outlets be GFCI protected.

4. Garage

4.4 Occupant Door (from garage to inside of home)

Repair or Replace

The garage occupant door does not close automatically. It is required that the occupant door have self closing hinges installed in order to create a fire barrier in the case of a fire. Recommend installing self closing hinges.

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace

(1) The garage door opener does not automatically close as designed. The garage door safety sensors is damaged. Recommend the sensors be repaired to allow the door to open and close as designed. Recommend further evaluation and repair by a qualified tradesman.

(2) The garage door opener does not have a battery back installed. As of 2020, all garage door openers must have a battery back up to assist operation in a power outage. Recommend upgrading the garage door opener with a battery back up model.

4.7 GFCI Protected Receptacles/Outlets

Repair or Replace

Non GFCI protected outlets observed in the garage area. Recommend all garage outlets be GFCI protected.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Past plumbing repairs observed in the garage and interior areas of the home. Plumbing repairs are a sign of ongoing plumbing issues and should be further evaluated by a licensed plumber.

5.2 Hot Water heater and Components

Repair or Replace

(1) Hot water heater manufacturer date -2015

(2) Strapping not present on the water heater and/or improperly installed. Require water heater straps be installed prior to close of escrow. Straps must wrap 360 degrees around the tank before attaching to the structure. The two installed straps should also be at 1/3 and 2/3 heights of the tank and may not cover the manufacturer tag.

(3) Possible asbestos that type of dust observed above the water heater. Recommend testing and/or removal if disturbed.

5.3 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) Damaged drain line observed on the living room wall. Recommend the line be removed or replaced to prevent moisture damage within the home.

6. Electrical System

6.2 Receptacles/Outlets, Switches, and Fixtures

Repair or Replace

(1) Two prong outlets observed throughout the home. Two prong outlets are not grounded outlets and an indication of knob and tube wiring. Recommend installing three prong grounded outlets to protect the homeowner against electrical shock and or appliance damage. Recommend the knob and tube wiring within the home be deemed safe by a licensed electrician.

(2) Ungrounded outlet observed within the office/den. Recommend further evaluation and repair by a licensed electrician.

6.7 Carbon Monoxide Detectors

Repair or Replace

Missing carbon monoxide detectors not installed on the home. Recommend a carbon monoxide detectors be installed within 6 feet of each bedroom entry way. We personally recommend all new detectors be dual smoke/ carbon monoxide detectors for added safety.

7. Interiors

7.0 Ceilings

Repair or Replace

(1) Acoustic sprayed ceilings observed. Materials for the process that where manufactured prior to 1979 are known to contain asbestos. Recommend testing if the material is disturbed or deteriorating.

(2) Cosmetic damage observed on the interior ceiling. Recommend cosmetic repairs and painting. Drywall cracks observed on the first floor bathroom ceiling. This could be a sign of settlement and/or past water damage. No signs of moisture at the time of inspection. Recommend consulting a structural engineer.

7.1 Walls

Repair or Replace

(1) Moisture observed on the interior rear wall. This is most likely due to water build up in the backyard/patio area and/or the lack of weep screens on the home. Recommend diverting the water away from the home and evaluating the moisture issue further. Drywall Should be removed to investigate further for any mold or organic growth issues within the wall

(2) Cosmetic damage observed on the interior walls. Recommend cosmetic repairs and painting.

(3) Settlement cracks observed throughout the homes interior walls. Settlement cracks can be signs of underlying foundation issues. Recommend a geological survey and/or further investigation by a structural engineer.

7.3 Steps, Stairways, Balconies and Railings

Repair or Replace

The hand/guard rail was not properly secured on the interior stairway. All hand rails should be able to support 250 lbs of resistance. Recommend securing to provide adequate safety measures (Safety Issue).

7.5 Doors (representative number)

Repair or Replace

Master bathroom closet doors become unattached from the hardware track. Recommend the door be replaced to allow smooth operation.

8. Laundry Room

8.0 Hoses/Plumbing

Repair or Replace

The washer dryer plumbing hook ups are heavily corroded. The spigots we're leaking at the time of inspection. Recommend replacement by a licensed plumber.

9. Kitchens and Equipment

9.1 Counters and Cabinets

Repair or Replace

Kitchen cabinet hardware not installed on all kitchen cabinets. Recommend cabinet hardware be installed on all cabinets.

9.2 Dishwasher

Repair or Replace

The dishwasher was not working at the time of inspection. Recommend further evaluation by a licensed appliance technician for repair or replacement.

9.3 Ranges/Ovens/Cooktops

Repair or Replace

1. The oven is/are not included in a general inspection. Recommend contacting a appliance technician for a full appliance inspection.

2. The gas was not on at the time of inspection to properly inspect the stove top. Note, the stove top is over 20 years old and may require servicing and/or replacement.

9.4 Hood/Vent (s)

Repair or Replace

The kitchen hood/vent did not work at the time of inspection. Recommend the hood be repaired or replaced to allow proper ventilation.

9.9 Receptacles/Outlets

Repair or Replace

Non GFCI protected outlets observed in the kitchen area. Recommend installing a GFCI protected circuit/outlets.

10. Bathrooms and Fixtures

10.0 Sinks and Fixtures

Repair or Replace

(1) First floor bathroom sink hardware not installed. Recommend the hardware be repaired or replaced

(2) Slow sink drains observed in both second floor bathrooms . Recommend servicing the drains to allow proper water flow.

10.1 Bathtubs/Showers Fixtures and Drains

Repair or Replace

Second-floor shower was not operating at a time inspection. Defective/damaged water valve observed. Recommend evaluation and repair by a licensed plumber

10.3 Toilets

Repair or Replace

The Master bathroom toilet seat was not installed at the time of inspection Recommend the seat be repaired/ replaced

10.4 Receptacles/Outlets

Repair or Replace

(1) Non GFCI protected outlets observed in the bathroom areas. Recommend installing GFCI protected outlets by a licensed electrician.

(2) Non-working light fixture observed in the first floor bathroom. Recommend the light bulb replaced or the fixture be evaluated by a licensed electrician.

11. Heating / Central Air Conditioning

11.0 Heating Equipment

Repair or Replace

(1) Furnace Manufacturer date -2011

(2) The gas was not on at the time of inspection. therefore the furnace could not be properly inspected. Recommend further evaluation prior to the close of escrow.

22. Sewer Line Inspection

22.0 Sewer Line Clean Out

Inspected

Clean out location - Clean out location within the garage area.

22.1 Sewer Line Material and Condition

Inspected

Sewer line material - Corroded cast iron sewer line observed.

22.2 Roots/Obstructions

Inspected

Roots/Obstructions - Large obstruction observed 20 feet in from the clean out location. Limited view available due to the dirty water build up. I could not determine if the line has a displacement or is just plugged.

Recommendations -Recommend hydro-jetting the line to clear out debris and allow further evaluation of the entire sewer line as well as to determine if the line is damaged at the area mentioned.

Click and or paste the link below into your browser to view the entire inspection video -

https://youtu.be/fzf_if1k5FQ

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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